

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0373-DIAMOND MOHAWK CCA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Edmond Street (alignment), and between Patrick Lane and Sobb Avenue (alignment); and a portion of right-of-way being Mohawk Street located between Post Road (alignment) and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-701-036; 163-36-701-009

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion right-of-way being Mohawk Street along the southern parcel. The vacation and abandonment of the right-of-way is necessary to accommodate the required detached sidewalk. The plans also depict the vacation and abandonment of a pedestrian access easement along Mohawk Street on the northern parcel at the southwest existing driveway. The vacation of the easement is necessary as the easement is not at the same location as the driveway and the southerly parcel proposed development does not provide cross access to the northerly existing industrial development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0614	Zone change on APN 163-36-701-036 from RS20 to M-D for an office/warehouse facility	Approved by BCC	November 2023
VS-23-0615	Vacated and abandoned a portion of Mohawk Street for detached sidewalks on APN 163-36-701-036	Approved by BCC	November 2023
DR-23-0154	Increased finished grade in conjunction with an office/warehouse building on APN 163-36-701-009 - expunged	Approved by BCC	May 2023
VS-22-0128	Vacated and abandoned patent easements on APN 163-36-701-009	Approved by PC	May 2022
NZC-21-0606	Zone change on APN 163-36-701-009 from R-E to M-D for an office/warehouse building	Approved by BCC	January 2022

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1049-07	Vacated and abandoned patent easements and a portion of Sobb Avenue for a future development - recorded	Approved by PC	November 2007
UC-1568-96	Overhead 230/138/12 kV power transmission lines	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Business Employment	IP (AE-65)	Office/warehouse complexes
South	Neighborhood Commercial	RS20 (AE-65)	Undeveloped
East	Business Employment	IP & IL (AE-65)	Drainage Channel, office/warehouse, & outside storage
West	Business Employment	RS20 (AE-65 & NPO-RNP)	Undeveloped

Related Applications

Application Number	Request
DR-25-0372	A design review for a vehicle rental facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of a pedestrian access easement that is not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge VS-23-0615;
- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: RYAN SINICKI

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